

Description 2.782 acre parcel (Road Dedication)
(Wooded Peaks Subdivision)

Being a part of Lot 14, Fourth Quarter, Salt Creek Township, T-10 N, R-6 W, Holmes County, Ohio, also known as a part of the lands conveyed to Jomar Group, Ltd. in Official Record vol. 284 page 5435, PN 3400037000.

Described as follows:

Commencing at a stone found marking the southwest corner of Lot 14, thence N 01 degree 50' 46" E 1338.45 feet along the lot line to a point in the center of S.R. 241, thence N 52 degrees 54' 42" E 205.21 feet along the centerline of S.R. 241 to a point, thence N 52 degrees 03' 29" E 218.15 feet along the centerline of S.R. 241 to a point, thence N 51 degrees 32' 33" E 33.07 feet along the centerline of S.R. 241 to a point the TRUE POINT OF BEGINNING, witnessed by an iron pin set S 38 degrees 27' 27" E 35.00 feet.

thence with the following ELEVEN (11) COURSES:

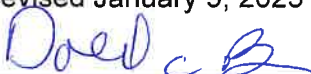
- 1) N 51 degrees 32' 33" E 50.00 feet along the centerline of S.R. 241 to a point, witnessed by an iron pin set S 38 degrees 27' 27" E 35.00 feet;
- 2) S 38 degrees 27' 27" E 97.67 feet along the west line of Lot 8 of Wooded Peaks Subdivision and through the lands of said Jomar Group, Ltd. to an iron pin set;
- 3) S 47 degrees 51' 16" E 750.29 feet along the west line of said Lot 8 and through the lands of said Jomar Group, Ltd. to an iron pin set;
- 4) Along a curve to the right having a delta angle of 97 degrees 14' 16", R – 70.00 feet, T – 79.45 feet, Ch. Brg. – S 68 degrees 18' 39" E, Ch. – 105.05 feet along the south line of said Lot 8 and through the lands of said Jomar Group, Ltd. an arc distance of 118.80 feet to an iron pin set;
- 5) S 88 degrees 46' 02" E 965.22 feet along the south line of said Lot 8 and along the south line of Lot 7 of Wooded Peaks Subdivision and through the lands of said Jomar Group, Ltd. to an iron pin set;
- 6) Along a curve to the right having a delta angle of 159 degrees 04' 31", R – 70.00 feet, T – 379.07 feet, Ch. Brg. – S 78 degrees 18' 17" E, Ch. – 137.67 feet along the south line of said Lot 7 and through the lands of said Jomar Group, Ltd. an arc distance of 194.35 feet to an iron pin set;
- 7) Along a curve to the right having a delta angle of 159 degrees 04' 31", R – 70.00 feet, T – 379.07 feet, Ch. Brg. – S 80 degrees 46' 14" W, Ch. – 137.67 feet along the west line of Lot 6 and the north line of Lot 5 of Wooded Peaks Subdivision and through the lands of said Jomar Group, Ltd. an arc distance of 194.35 feet to an iron pin set;

- 8) N 88 degrees 46' 02" W 965.22 feet along the north line of Lots 5, 4, 3, 2, and 1 of Wooded Peaks Subdivision and through the lands of said Jomar Group, Ltd. to an iron pin set;
- 9) Along a curve to the right having a delta angle of 179 degrees 03' 47", R – 70.00 feet, T – 8559.95 feet, Ch. Brg. – N 68 degrees 18' 39" W, Ch. – 140.00 feet along the north line of said Lot 1 and through the lands of said Jomar Group, Ltd. an arc distance of 218.77 feet to an iron pin set;
- 10) N 47 degrees 51' 16" W 754.40 feet along the north line of Lots 1 and 9 of Wooded Peaks Subdivision and through the lands of said Jomar Group, Ltd. to an iron pin set;
- 11) N 38 degrees 27' 27" W 101.78 feet along the north line of said Lot 9 and through the lands of said Jomar Group, Ltd. to the TRUE POINT OF BEGINNING.

This parcel contains 2.782 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83, 2011 adjustment.

See Holmes County Plat Book 2, page 668 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938.
December 11, 2024
Revised January 9, 2025



Donald C. Baker P.S. 6938



Parcel Number: 3400037001

FILE DESCRIPTION
Holmes County Map Office
2/6/2025